

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JULY 27, 2021

PUBLIC HEARING: 1:30 P.M.

CITY COUNCIL CHAMBER (CITY HALL - 1E07) OR VIA TELECONFERENCE

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on July 27, 2021 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the City Planning Commission certifies that it will convene a meeting on July 27, 2021 at 1:30 pm via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Commission and that are not able to be postponed to a meeting due to a legal requirement or deadline in the Comprehensive Zoning Ordinance that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

Zoning Docket 063/21

Applicant: Greenway Ventures, LLC

Request: Zoning change from an HU-MU Historic Urban Neighborhood Mixed-Use District to an MU-1 Medium Intensity Mixed-Use District and a conditional use to permit a bar and an outdoor amusement facility in an MU-1 Medium Intensity Mixed-Use District

Overlay zoning districts: EC Enhancement Corridor Design Overlay District, GC Greenway Corridor Design Overlay District

Property description: Square 336, Lots 1, 2, 3, 4, 5, 6, 7 or 7A and 7B, 8, 9, and 10, in the Second Municipal District, bounded by North Broad Street, Lafitte Street, North Dorgenois Street, and Toulouse Street

Municipal addresses: 600 North Broad Street, 2619-2633 Toulouse Street, and 2622-2652 Toulouse Street

Zoning Docket 064/21

Applicant: City Council Motion No. M-21-191

Request: Text amendment to the Comprehensive Zoning Ordinance to incorporate certain recommendations and initiatives contained in the 2019 "Billboard Study," authorized by Council Motion M-18-319, as follows:

To implement "Option 2: [To] provide 'trade' incentives allowing nonconforming billboards to digitize in exchange for removal," along with the following, additional considerations:

- Conversion of billboards with two sides/faces;
- Conversion of billboards out of residential and historic districts;

- Protections to ensure that there will not be a concentration of digitized billboards in one location/area of the City;
- Illumination standards; and
- Density standards.

Zoning Docket 065/21

Applicant: 2330 Royal St, LLC

Request: Conditional use to permit a multi-family dwelling (three units) in an HMR-3 Historic Marigny/Tremé/Bywater Residential District

Overlay zoning districts: RDO-1 Residential Diversity Overlay District

Property description: Square 151, Lots B and 10-B, in the Third Municipal District, bounded by Mandeville Street, Royal Street, Chartres Street, and Marigny Street

Municipal addresses: 630 Mandeville Street and 2330 Royal Street

Zoning Docket 066/21

Applicant: Toulouse Commercial, Inc.

Request: Affordable Housing Planned Development in an HU-MU Historic Urban Neighborhood Mixed-Use District

Overlay zoning districts: AC-1 Arts and Culture Diversity Overlay District, EC Enhancement Corridor Design Overlay District

Property description: Square 337, Lot 1, Lot 3-A1, Parcel T2, and Parcel T3 (proposed Parcel T4), in the Second Municipal District, bounded by North Broad Street, North Dorgenois Street, Saint Peter Street, and Toulouse Street

Municipal addresses: 616 and 650 North Broad Street, 629-631 North Dorgenois Street, 2630-2640 Saint Peter Street, and 2619-2645 Toulouse Street

Zoning Docket 067/21

Applicant: Stephens Garage Building, LLC

Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Overlay zoning districts: Multi-Modal/Pedestrian Corridor

Property description: Square 217, Lot 13A, in the First Municipal District, bounded by Carondelet Street, Julia Street, Saint Charles Avenue, and Saint Joseph Street

Municipal addresses: 836-850 Carondelet Street

The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hear proponents and opponents to the above proposed changes to the Comprehensive Zoning Law of the City of New Orleans. All interested parties are encouraged to attend and all relevant comments concerning the proposed changes are encouraged. The CPC has established public hearing rules within its Administrative Rules, Policies, & Procedures, which are available on the CPC website (www.nola.gov/cpc). You may also submit written comments to the Executive

Director in advance by mail (1300 Perdido Street, 7th floor, New Orleans LA 70112) or email (CPCinfo@nola.gov). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.

July 7, July 14, and July 2021

Robert Rivers, Executive Director